

# Residential Land For Sale

13350 S. Lowe Road  
Molalla, OR 97038



## Property Description

This property is currently going through partition of 4 acres to the East and South of the current tax lot as an R2-Residential property that allows up to 12 units per acre. The Property is centrally located near highways junction 211 & 213 between Salem, and Portland via Highway 213 and walking distance to schools and the shopping center. Underground utilities are available. The land is flat with no wetland issues. This property is located within walking distance to schools and shopping center. The property is a Great Investment in the growing Clackamas County Area which has a lower tax base than neighboring Multnomah County.

## Property Details

Price:	\$826,000
Lot Size:	4.0 acres
Zoning:	R2 - residential

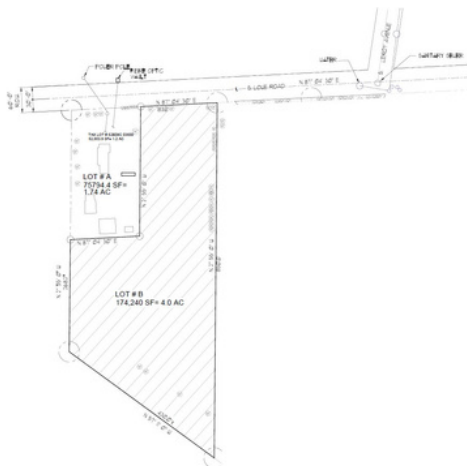


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## PROPERTY DETAILS



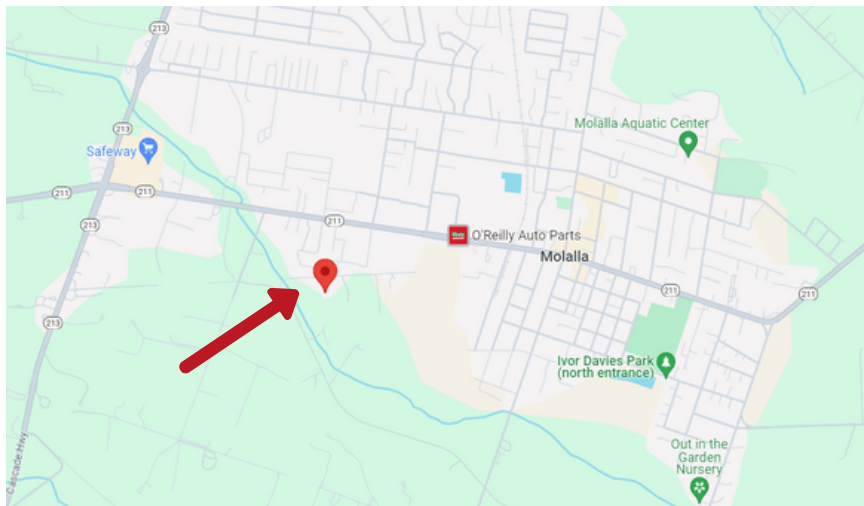
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## LOCATION MAP



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## ABOUT MOLALLA

In 2021, Molalla, OR had a population of 10.1k people with a median age of 34.5 and a median household income of \$74,718. Between 2020 and 2021 the population of Molalla, OR grew from 9,224 to 10,060, a 9.06% increase and its median household income grew from \$68,590 to \$74,718, a 8.93% increase.

From 2020 to 2021, employment in Molalla, OR grew at a rate of 8.36%, from 4.69k employees to 5.08k employees. The most common employment sectors for those who live in Molalla, OR, are Health Care & Social Assistance (1,111 people), Manufacturing (736 people), and Construction (700 people).

In 2021, the median property value in Molalla, OR was \$333,900, and the homeownership rate was 65.3%. Most people in Molalla, OR drove alone to work, and the average commute time was 33.7 minutes. The average car ownership in Molalla, OR was 2 cars per household.



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